**2129 Lanesborough Outdoor Theatre**
Commons North,
Co. Longford

## RESPONSE TO SUBMISSIONS

# Request for Further Information

DE BLACAM AND MEAGHER August 2025

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| Date | DDMMYY | | | | |
| By | James Forbes | | | | |
| Checked | Andy Richardson | | | | |
| Approved | Andy Richardson | | | | |

# Contents

## Summary

The following document responds to the submissions made to the original planning application for the Outdoor Theatre in Lanesborough, Co. Longford.

# 1. Introduction

## 1.1 Outline of the Response to Submissions

This document has been prepared by deBlacam and Meagher Architects in response to public observations received in relation to our recent planning application for a proposed outdoor amphitheatre. We appreciate the time and consideration given by members of the public in reviewing the proposal and sharing their views. The feedback reflects a strong community interest in the future development of the area, and we welcome the opportunity to address the points raised.

Our intention with this response is to provide clarity on the design rationale, planning context, and anticipated community benefits of the proposed amphitheatre. We aim to respond constructively to the concerns and suggestions submitted, and to demonstrate how the project aligns with broader planning objectives while being sensitive to the character and needs of the local environment.

## 2. Observation by Development Applications Unit Observations, Government Offices, Newtown Road, Wexford, Co. Wexford, Y35 AP90

2.1

**Observation:** *"*It is noted that targeted surveys for overwintering birds and for otters were undertaken in March and December 2022. The level of effort undertaken for these surveys (1 day each survey, with unknown numbers of surveyors) is not deemed adequate and it is unlikely that such a snapshot provides an accurate record of the importance of the site for such qualifying interest species nor other aspects of biodiversity. Therefore it is suggested that the information provided does not represent the best scientific evidence that would be required to support an Appropriate Assessment.*"*

**Response:** A new Appropriate Assessment Screening Report & Natura Impact Statement report was undertaken with 4 surveys to monitor wintering birds at their peak season as prescribed by CAAS (Environmental Consultant).

Table 1: Bird survey type and date

| Date | Focus group | Survey type |
|---|---|---|
| 14/12/2025 | Wintering birds | Walked transect and point count |
| 28/12/2025 | Wintering birds | Walked transect and point count |
| 02/09/2025 | Wintering birds | Walked transect and point count |
| 09/03/2025 | Wintering / Breeding birds | Walked transect and point count |
| 13/04/2025 | Breeding birds | Walked transect and point count |
| 21/04/2025 | Breeding birds | Walked transect and point count |
| 14/06/2025 | Breeding birds | Walked transect and point count |

*"*Surveys were carried out during the peak winter foraging season for foraging SCI species with 4 days covering 24 hours of the peak wintering season.

No wintering birds were observed landing or roosting within the boundary of the proposed development. This is likely due to the largely unsuitable habitat for waterfowl within the disused quarry which is surrounded by thick semi-natural woodland. Similarly, there were no records of SCI wintering species utilising the amenity grassland which occurs between the proposed site and Lanesborough, providing access and parking. This could be due to the level of continual disturbance from visitors and vehicles at the site, and the wide availability of alternative grassland habitats in the landscape immediately surrounding Lough Ree.

All records of wintering SCI species are of 4 (no.) species flying over the proposed site, but each species displays a high level of activity above the site (Figure 4.3 & Figure 4.4), indicating there are stable resources supporting these species in Lough Ree and the surrounding landscape.*"* – 4.4. Winter bird surveys, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

Further details can be found in CAAS' Appropriate Assessment Screening Report & Natura Impact Statement.

2.2

**Observation:** *"*No habitat surveys were undertaken at the optimum time of year that would permit identification of the qualifying interest habitats. It cannot be concluded that there is enough scientific information to rule out grassland and limestone pavement habitats being present within or immediately adjacent to the proposed development site.*"*

**Response:** A habitat survey was undertaken at its peak season as prescribed by CAAS (Environmental Consultant). The following outline their findings:

> *"*Habitats were surveyed on 14/07/2025. Due to the nature and design of the proposed development the survey focused on the site itself (a disused quarry), but also on the edge habitats that may be impacted during construction and additional visitors pressures in the operational phase, in addition to the areas leading up to the quarry (i.e., the pathway and surround leading from Lanesborough village to the quarry), as these will also be affected by increased traffic, footfall and general disturbance as a result of the construction and operational phases of the proposed development. Habitats were surveyed using best practice guidelines [*Smith, G. F., O'Donoghue, P., O'Hara, K., Delaney, E (2011). Best* Practice and Guidance for Habitat Surveying and Mapping. Heritage Council],[ Fossitt, J (2000) A Guide to Habitats in Ireland. Heritage Council] during the optimal flowering time.*"* – 2.4.1. Habitats, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

For further details, refer to CAAS' Appropriate Assessment Screening Report & Natura Impact Statement.

2.3

**Observation:** *"*Please note that the maps included in the Conservation Objectives documentation do not necessarily show the entire extent of the habitats and species for which the site is listed. This should be borne in mind when appropriate assessments are being carried out.*"*

**Response:** A new Appropriate Assessment Screening Report & Natura Impact Statement report was undertaken by CAAS which includes information regarding habitats and species.

2.4

**Observation:** *"*There is no discussion of the potential for hydrogeological connections between the limestone pavement or nearby lake habitats. It is claimed that the pond in the former quarry is a sump for nearby surface drainage but no information has been provided to substantiate this or to investigate any hydrogeological pathways that may link It to surrounding habitats.*"*

**Response:** A hydrogeological investigation was carried out by AquaGeo Services to inform the Appropriate Assessment Screening Report & Natura Impact Statement.

> *"*Lough Ree is an expansive freshwater lake which occurs approximately 80m from the proposed site boundary that is also an SAC designated for freshwater habitats and species such: as Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion

incanae, Salicion albae) [91E0, Otter (Lutra lutra) [1355] and Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150]. Lough Ree is also an SPA designated for species which are sensitive to changes in water quality for foraging and reproduction. There is no direct surface hydrological connectivity between the proposed site and Lough Ree. However, the proposed site also lies partially on / is surrounded by areas of Karst limestone. This habitat is of high value in itself as it is one of the Qualifying Interest for which the SAC is designated [8240], but it also provides a direct connection between the surface of the site and groundwater, and thus Lough Ree SAC (Figure 4.2).

As a result, a Hydrogeological assessment was conducted (by Aqua GeoServices, 2025) for the proposed development site, which also informs this assessment. The resulting report, which accompanies the documentation submitted for the FI *request, states that: "*Both point and diffuse recharge occur in this GWB. Swallow holes and collapsed features provide the means for point recharge, diffuse recharge will occur over the entire GWB via rainfall percolating directly through the epikarst (due to the lack of subsoil). As a result, groundwater would show a very rapid response to recharge. The lack of surface water drainage in the vicinity of the quarry confirms that potential recharge readily percolates into the groundwater system*." And that "*The GSI has assigned a groundwater vulnerability *rating of "Extreme" (X* and E) within the proposed site area and surrounding lands. The *shoreline has been assigned a groundwater vulnerability rating of "High", which is not* consistent with the presence of outcropping limestone pavement and should be revised as *"Extreme" (X* – rock near or at surface).

Therefore, due to the geology of the site and proximity to two European sites with species and habitats that are highly sensitive to changes in water quality, the proposed site is of high sensitivity with regards to surface water runoff and high risk of pollution*."* – 4.3. Hydrology and hydrogeology, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

Further details can be found in Aqua Geo Services' Hydrological Investigation.

2.5

**Observation:** *"*Areas of habitat removal have not been identified*."*

**Response:** The quarry site is deemed to be of low habitat value, however the area surrounding the site is of high habitat value, therefore mitigation measures will be implemented to avoid negative impacts of the project. For further details, refer to CAAS' Appropriate Assessment Screening Report & Natura Impact Statement.

*"*No wintering SCI species were recorded utilising any habitat types within the proposed development site. Considering this, and the habitat types recorded there in, it is considered that the proposed site is of negligible value for SCI species and thus there is no pathway for effect for SCI species regarding loss of habitat foraging or roosting habitat within the proposed development site.

Considering the proximity of the proposed development to Lough Ree SPA, the level of flight activity by various SCI species recorded above the proposed development site, and the nature of the operational phase, there are potential pathways for noise disturbance to SCI species as a result of the proposed development in the operational phase. Bird populations can be sensitive to noise disturbance [Veon, J.T. and McClung, M.R., 2023. Disturbance of wintering waterbirds by simulated road traffic noise in Arkansas wetlands. The Journal of Wildlife Management, 87(4), p.e22387.], depending on the species, time of year, type of noise etc. (with research ongoing) [Engel, M.S., Young, R.J., Davies, W.J., Waddington, D. and Wood, M.D., 2024. A systematic review of anthropogenic noise impact on avian species. Current Pollution Reports, 10(4), pp.684-709.]. However, a noise assessment conducted by Allegro Acoustics (2025) of the current baseline ambient noise levels during the daytime and evenings at the proposed site, showed the current ambient LAeq levels at the proposed site range from 44 to 63 dB LAeq with most above 58 dB LAeq. As this is the current baseline at the site, it is expected that faunal species utilising or crossing the site on a regular basis are habituated to ambient noise level of 55dB.

It is proposed, through various management measures of speakers positioning and angles, to keep db levels produced as a result of music performance at that are received at ecologically noise sensitive locations at or below 55 db, which is below the current baseline levels measured as occurring at the site in 2025. These factors, combined with the intermittent nature of the events for the operational phase, will ensure that there is no source with a pathway for potential of significant effects on SCI species due to noise disturbance as a result of the proposed development.*"* – 5.1. Source-pathway-receptor model, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

2.6

**Observation:** *"*The effects of the importation of topsoil and the risk of invasive species has not been addressed. Details of grassland seed mixes have not been provided.*"*

**Response:** Details on the importation of soil have been addressed in the Outline Construction and Environmental Plan. The onus will be on the contractor to review, expand and implement the Outline CEMP. Landscaping and planting selection will be designed by the Landscape Architect.

*"*No invasive species that could impact on the movement of soil on or off site were noted.

Under Regulation 49(2) of the European Communities (Birds and Natural Habitats) Regulations 2011, save in accordance with a licence granted under paragraph (7), any person who plants, disperses, allows or causes to disperse, spreads or otherwise causes to grow in any place specified in relation to any plant which is included in Part 1 of the Third Schedule shall be guilty of an offence.

Materials containing invasive species such as Japanese Knotweed are considered *"controlled waste"* and, as such, there are legal restrictions on their handling and disposal. Under Regulation 49(7) of the European Communities (Birds and Natural Habitats)

Regulations 2011, it is a legal requirement to obtain a lic*ense to move "vector materials"* listed in the Third Schedule, Part 3.

One invasive flora species listed in the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 has been recorded by the NBDC within the 10km square (Tetrad – N06) in which the proposed development site is located; Japanese Knotweed (Fallopia japonica). However, no invasive species of concern were noted as present during the site walkover.

The risk of invasive species being introduced onto the site during the construction phase of the project is considered to be high, with large imports of materials with the potential to contain invasive flora species. Soils excavated during construction works would be stockpiled and re-used for site levelling.

To ensure that no invasive species are inadvertently introduced through soil importation to the site, the following measures will be implemented:

Source Verification: All soil will be sourced from certified suppliers who can provide documentation confirming that the material is free from invasive species and contaminants.

Inspection and Testing: Soil will be visually inspected and, where necessary, tested for the presence of invasive plant seeds, pathogens, or invertebrates before being transported to the site.

Transport Controls: Soil will be transported in sealed or covered containers to prevent spillage and contamination during transit.

On-Site Management: Soil will be stored in designated, contained areas on-site to prevent spread and will be used promptly to minimize exposure.

Monitoring and Response: The site will be monitored post-import for any signs of invasive species establishment, with a rapid response plan in place should any be detected.

These steps will help ensure compliance with biodiversity protection standards and minimize ecological risk.*"* – 13. Invasive Species, Outline Construction and Environment Management Plan

2.7

**Observation:** *"*Whilst it is noted that it is stated that the acoustic modelling exercise was tailored to address ecological impacts, it is difficult to understand how *"*amplified music events*"* could result in such low sound levels. If permitted, it would be necessary to restrict the types of events that could be held at the venue to ensure that elevated noise levels or particularly intrusive events do not take place.*"*

**Response:** Allegro Acoustics have provided a study in their Request for Information, Noise Impact Assessment submitted:

> *"*In the Planning Stage Noise Assessment Report [1], the predicted noise levels for the second scenario (Scenario 2) shows the results of loudspeaker setup providing 77-80dBA throughout the entirety of the audience area which repr*esents the "amplified music events".*
>
> The predicted noise levels of amplified music events have been provided in Section 4.3.3 for noise sensitive receivers, and in Section 4.5 for ecological receivers. These predictions are based on the results of 3D Environmental Noise Model of the proposed Lime Quarry Theatre and of the surrounding area, developed using SoundPLAN Version 7.3 environmental noise modelling software [1].
>
> According to the model results, noise levels at surrounding noise sensitive receivers are not expected to exceed the suggested limit of 55 dB LAeq, with the modelled number, placement, and directivity of loudspeakers. For ease of reference, the predicted noise levels are presented below.*"* – 4. Raised Question 2, Response to Development Applications Unit Observations, Request for Further Information, Noise Impact Assessment, Allegro Acoustics

Table 2: Predicted noise levels for amplified music noise at noise sensitive receivers.

| Modelled Noise Levels - Scenario 2: Amplified Performance | | | |
|---|---|---|---|
| Model Receiver | Predicted Noise Levels (dB $L_{Aeq}$) | Proposed Criteria (dB $L_{Aeq}$) | Criteria Achieved |
| R01 | 49 | ≤55 | Yes |
| R02 | 52 | ≤55 | Yes |
| R03 | 52 | ≤55 | Yes |
| R04 | 52 | ≤55 | Yes |
| R05 | 53 | ≤55 | Yes |
| R06 | 52 | ≤55 | Yes |
| R07 | 48 | ≤55 | Yes |
| R08 | 47 | ≤55 | Yes |
| R09 | 52 | ≤55 | Yes |
| R10 | 47 | ≤55 | Yes |
| R11 | 37 | ≤55 | Yes |
| R12 | 36 | ≤55 | Yes |
| R13 | 40 | ≤55 | Yes |
| R14 | 41 | ≤55 | Yes |
| R15 | 44 | ≤55 | Yes |
| R16 | 37 | ≤55 | Yes |

Table 3: Predicted noise levels for amplified music noise for the ecological survey.

| Modelled Noise Levels - Scenario 2: Amplified Performance | |
|---|---|
| Model Receiver | Predicted Noise Levels (dB $L_{Aeq}$) |
| E01 | 52 |
| E02 | 50 |
| E03 | 52 |
| E04 | 44 |
| E05 | 42 |
| E06 | 39 |
| E07 | 39 |
| E08 | 38 |


Figure 1: Graphic showing the noise sensitive receiver locations.


Figure 2: Graphic showing the ecological receiver locations.

Further details can be found in Request for Further Information, Noise Impact Assessment by Allegro Acoustics and Planning Stage Noise Assessment by Allegro Acoustics submitted at planning stage.

2.8

**Observation:** *"*There has been no discussion of the proposals for lighting or any considerations as to how any public or event-related lighting may lead to disturbance and subsequent displacement of roosting birds or otters in the surrounding areas. Overall, it is the view of the Department that additional information is required to address these deficiencies in the information currently provided with the application in relation to the Appropriate Assessment.*"*

**Response:** The Outline Construction and Environmental Management Plan and the Appropriate Assessment Screening Report & Natura Impact Statement outline practice methods that can be implemented at design stage to mitigate negative impacts on sensitive receptors as follows:

> *"*The complete lighting plan will be compiled at the detailed design stage but will follow the below structure of practice methods and design for artificial lighting at ecologically sensitive locations:
>
> 1. No lighting installed on site shall have a colour temperature greater than 2700 K (or a G-*index of ≥ 2.0)*
>
> 2. Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.

3. All lighting shall be LED warm lighting with no metal halide, compact fluorescent light sources used.

4. All lighting on site will be designed in such a manner as to reduce light spill to the surrounding ecologically sensitive areas [i.e., the surrounding semi-native woodland, and particularly the rock face of the disused quarry (as this is bat roost habitat)] as much as possible by implementing the following measures:

a) All lighting on site shall be designed to be projected away from the sensitive ecological features of the surrounding landscape

b) All lighting installed shall be designed to point towards pathways and central floor of the proposed outdoor theatre

c) Light beams of all installed lighting should not exceed an angle 80 degrees.

d) Baffles or cowls can be used to assist in directing light away from woodland where necessary.

*5. All lighting will only be in use during events and have a "switch-off programme" for when* events are not taking place.

6. All lighting during events will be dimmable and censored during events to reduce lighting on site as much as possible when not required. Exceptions for censored lighting areas which may require continual lighting during the events for health and safety / risk management reasons.

7. All lighting will comply with best energy efficiency standards.*"* – 3.3. Lighting Design, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

Further details can be found in the Outline Construction and Environmental Management Plan and the Appropriate Assessment Screening Report & Natura Impact Statement.

2.9

**Observation:** *"*The habitats within the proposed development site and the surrounding woodland and scrub offer good breeding bird habitat. No breeding bird survey has been undertaken despite a high likelihood that there will be disturbance due to light and noise during construction and operation. This is also known for supporting the Garden Warbler Sylvia borin, and consideration should be given to the habitat of this species in this locality. Lough Ree (with special reference to the Commons North) are a known national stronghold breeding area for this species, which is limited in its distribution. It is therefore recommended that a breeding bird survey is undertaken and also that all works for this project should be carried out outside of the bird breeding season (March to September in any year).*"*

**Response:** CAAS' Appropriate Assessment Screening Report & Natura Impact Statement includes breeding bird surveys as per Table 1 and the following:

> *"*Considering the sensitivity of this site and nature of the proposed development, breeding bird surveys were also carried out over 4 days covering 24 hours. Results of the total number of species recorded show a large diversity of 41 species recorded from transects and point counts within or flying over the proposed site[.]*"*
>
> *"*Considering the proximity of the proposed development to Lough Ree SPA, the level of flight activity by various SCI species recorded above the proposed development site, and the nature of the operational phase, there are potential pathways for noise disturbance to SCI species as a result of the proposed development in the operational phase. Bird populations can be sensitive to noise disturbance24, depending on the species, time of year, type of noise etc. (with research ongoing)25. However, a noise assessment conducted by Allegro Acoustics (2025) of the current baseline ambient noise levels during the daytime and evenings at the proposed site, showed the current ambient LAeq levels at the proposed site range from 44 to 63 dB LAeq with most above 58 dB LAeq [Table 5]. As this is the current baseline at the site, it is expected that faunal species utilising or crossing the site on a regular basis are habituated to ambient noise level of 55dB.
>
> It is proposed, through various management measures of speakers positioning and angles, to keep db levels produced as a result of music performance at that are received at ecologically noise sensitive locations at or below 55 db, which is below the current baseline levels measured as occurring at the site in 2025 (Figure 5.1). These factors, combined with the intermittent nature of the events for the operational phase, will ensure that there is no source with a pathway for potential of significant effects on SCI species due to noise disturbance as a result of the proposed development.*"* – 4.5 Breeding bird surveys & 5.1 Source-pathway-receptor model, Appropriate Assessment Screening Report & Natura Impact Statement, CAAS

Further details can be found in CAAS' Appropriate Assessment Screening Report & Natura Impact Statement.

2.10

**Observation:** *"*The description of the breeding amphibian survey is not detailed enough to determine if an adequate methodology was used. Considering the suitability of such habitats for common frog and newt (both protected under the Wildlife Acts) the Board are advised to address the risk that the proposed development, if permitted, could lead to loss of breeding site for amphibians.*"*

**Response:** A description of the amphibian survey methodology and findings can be found on the submitted Report on supporting Ecological Surveys, by CAAS. The below is an extract from CAAS' methodology statement:

> *"*A survey for potential amphibian habitat was carried out on 25/02/25 and a survey for evidence of breeding populations of amphibians was conducted on the 15/04/25. Target species for this area were common frog (Rana temporaria) and smooth newt (Lissotriton

vulgaris). Survey methodologies following best practice guidance from the [NRA (2008) Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes. NRA, Dublin.] and [NIEA (2017) Newt Surveys - NIEA Specific Requirements. Northern Ireland Environment Agency, Belfast]. Both surveys focused on the proposed site at the quarry itself and the nearby amenity grassland habitat which borders Lough Ree. No other areas directly interacted with as a result of the proposed development that have potential to support amphibian breeding populations were identified.

Surveys focus on searches for individuals and evidence of breeding. Any potentially valuable habitat encountered within the survey areas was also noted. Both surveys were conducted in the optimal conditions for such surveys with no limitations encountered.*"* – 2.3 Amphibian surveys, Report on supporting Ecological Surveys, CAAS

2.11

**Observation:** *"*Despite the presence of habitats and features that could be used by bats for feeding and roosting throughout the year, no surveys have been undertaken to describe the usage of the site by bats. Such former quarry sites that contain ponds and scrub can host a high diversity and abundance of the bat species. Crevices in trees and rock faces can also provide roosting all times of the year. The proposed development could lead to disturbance of bats and potentially loss of roosts, both of which are offences under the European Communities (Birds and Natural Habitats) Regulations 2011, as amended. The Bord are advised to ensure that the proposed development, if permitted, is carried out in accordance with the system of strict protection of bats as required by the EU Habitats Directive as transposed in Ireland. In the absence of data on bats and the high suitability of habitats recorded at the location, it is not possible to conclude that bats would not be adversely affected. It is recommended that bat surveys are undertaken by a suitably qualified and experienced ecologist to record bat activity and to carry out roost surveys of trees and rock faces. Consideration should be given to the use of potential roost features at different times of year (e.g. summer breeding and winter hibernation). It is also recommended that light spill modelling is undertaken to determine the current light environment and predicted effects of the proposed public and event lighting. Due to the nature of the proposed development, a wide range of types of event lighting may be used and this may need to be taken into account in the assessment.*"*

**Response:** A description of the bat surveys methodology and findings can be found on the submitted Report on supporting Ecological Surveys, by CAAS. The below is an extract from CAAS' methodology statement:

*"*A survey for potential bat roost features (PRF), swarming and commuting habitat within and surrounding the proposed development site was conducted on the 25/02/25. The PRF survey was conducted early in the year when vegetation is at its lowest and potential crevices are most visible in trees, walls etc. A search of all trees, rock faces and any other potential roosting features immediately surrounding the development for PRFs was conducted, as these areas are most likely to be impacted by changes in lighting and noise as a result of the proposed development.

A subsequent night-time bat walkover (NBW) survey was conducted on 14/07/25 using an Echo Meter Touch Pro to support the PRF and swarming / commuting inspection survey

and provide a holistic view of the value of the site for local bat populations. Transects for the NBW were designed to encompass the transport route to the proposed development site, and the surrounding habitats of the site itself where accessible. All surveys followed the most up to date guidance [Collins, J. (ed.) 2023. Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.]

All resultant data was analysed using Kaleidoscope Pro software. All surveys were conducted in the optimal weather conditions and seasons for each, with no limitations encountered.*"* – 2.2 Bat surveys, Report on supporting Ecological Surveys, CAAS

## 3. Observation by Mrs. Smyth, Rathcline Road, Lanesborough, Co. Longford, N39 VW59

3.1

**Observation:** *"*The height of the proposed amphitheatre structure is 6 metres plus above ground level with an extensive embankment area at the top. In addition, a proposed sound booth is situated at the top of the structure at a combined height of the 8.5 metres.
Basis for objection:
1(a). The structure is obtrusively large and overlooks my property.
1(b). Loss of light and sunshine in the evening.
1(c). Obstruction to view over Commons North, Lough Ree and River Shannon from Rathcline road and my property.
1(d). The height and scale of the structure design does not fit seamlessly and respectfully into the landscape. The original proposal was for smaller structure (seating for 200 people).*"*

**Response:** 1(a). The concept behind the proposed design is to integrate a public amenity space into the natural landscape in a thoughtful and sensitive way. The Commons North, and Rathcline woodland is a recreational area of natural beauty and scenic trails. Our intention is to blend the amphitheatre into the existing woodland area by creating a gently sloped mound on which tree and shrub planting can be introduced expanding the natural zone of the Rathcline semi-native woodland. The quarry makes for the perfect location to reintroduce landscaping to a zone that has historically had its landscape excavated.

The 500mm rise was designed to achieve an adequate quality of view. We propose to lower the rise height to 480mm which is the lowest rise possible before it affects the quality of view as mentioned in 3.2.

1(b). The top of the proposed amphitheatre is lower than the ground level at Rathcline Road. Consequently, there will be no impact on daylight / sunlight to the residences on Rathcline Road.

1(c). While the upper 2 tiers and sound booth of the amphitheatre will be visible, it will make minimal impact in the overall context of the Rathcline Semi-Native Woodland and Recreation Area. Considering shrubs at the top of the quarry and the woodland below, the impact on views from the property will be minimal in the overall context. Refer to drawing **A13** in the Appendices.

1(d). The seating area has been revised to reflect the concerns of those who made observations. The 500mm rise was designed to achieve an adequate quality of view. We propose to lower the rise height to 480mm which is the lowest rise possible before it affects the quality of view. The quality of view is determined by using a

recommended C-value of 90mm (C-value refers to the vertical distance in mm between your line of sight and the eyes of the person in front). Anything lower than 90mm is considered a compromised view. The lowering of the rise height to 480mm would lower the top of the mound and the sound booth by 240mm. The revised seating area height would now be 5760mm above the quarry floor. The top of the sound-booth would be 7390mm above the quarry floor. As noted in 1(c) above, the impact of these on views from the property are minimal in the overall context.

An illustration of the zone which will be potentially obscured by the amphitheatre can be found on drawing **A13** in the Appendices.

3.2

**Observation:** *"*The tiered seating has a significant rise and going area. This results in an overall structure of unnecessary height that is visible from Rathcline road (including my residence).
Basis for objection:

- Design of the structure is considered visually intrusive.*"*

**Response:** The seating area has been revised to reflect the concerns of those who made observations. The 500mm rise was designed to achieve an adequate quality of view. We propose to lower the rise height to 480mm which is the lowest rise possible before it affects the quality of view. The quality of view is determined by using a recommended C-value of 90mm (C-value refers to the vertical distance in mm between your line of sight and the eyes of the person in front). Anything lower than 90mm is considered a compromised view. The lowering of the rise height to 480mm would lower the top of the mound and the sound booth by 240mm. The revised seating area height would now be 5760mm above the quarry floor. The top of the sound-booth would be 7390mm above the quarry floor. The impact of these on views from the property are minimal in the overall context.

An illustration of the zone which will be potentially obscured by the amphitheatre can be found on drawing **A13** in the Appendices.

3.3

**Observation:** *"*The proposed tiered seating arrangement is angled towards my house, hence, given the height of the structure creates an issue of the audience seated in the mid to upper tiers, overlooking my property thereby compromising my privacy.
Basis for objection:
3(a). Structure overlooking my property leading to infringement of my right to privacy.*"*

**Response:** The amphitheatre seating is oriented to face the quarry, with the stage positioned in the opposite direction to take advantage of the natural landscape. The rear of the seating mound is proposed to be planted to create a feeling of an amenity space nestled into the Rathcline woodland. In plan, the seating direction faces the observer's house; however, as seen in section 1 on drawing **A13** (found in the Appendices), the seating is lower than Rathcline Road, and only the top two tiers would have any view of the first floor of the house which are at a distance of 75metres form the house at N39 VW59. The upward angle of the spectators' gaze would be similar to that of a pedestrian on Rathcline Road. The existing vegetation on top of the quarry face would also help to obscure any direct sightlines to the first floor of the house, as it is generally taller than the wall along Rathcline Road as can be seen in drawing 2 drawing **A13** (refer to the Appendices). Therefore, we would submit that the orientation of the seating is reasonable.

3.4

**Observation:** *"*The proposed tree planting for the top of the structure / embankment will completely obstruct the view of Commons North, Lough Ree and the River Shannon, from Rathcline road. Rathcline road is used by members of the community and tourists as a loop walk.
Basis for objection:
4(a) Obstruction of view.
4(b) Reduction of light.*"*

**Response:** 4(a). The landscape proposal will be developed at detail design stage. For planning stage, indicative planting is shown to demonstrate an aspirational planting strategy. We will be guided by the Landscape Architect for the advanced planting strategy. A mixture of native species trees were proposed at planning stage to the rear of the seating mound in an effort to expand the Rathcline Semi-Native Woodland area. This would be of benefit to the natural habitat and the public who enjoy the public amenity. Any tree planting will be focussed at the lower parts of the slope and shrub planting as it ascends to the top of the mound to avoid obtrusively large trees at the highest points.

4(b). The proposed amphitheatre is set into the existing quarry which is at a lower elevation than Rathcline Road as can be seen on drawing 1, drawing **A13** (refer to the Appendices). So, the amphitheatre could not obstruct any light from reaching any of the houses on Rathcline Road.

3.5

**Observation:** *"*A three-meter high fence to the perimeter of the structure, is outlined in three reports attached to the planning application by Flynn Furney (Environmental assessment page 5, Assessment screening page 14 and Natura impact statement page 22).
Basis for objection:
4(a) if a fence surrounds the boundary at Rathcline road, it will cause obstruction of view and negatively affect the natural appearance at Rathcline road.*"*

**Response:** There will be no fence at high level along the quarry edge. The proposed perimeter fencing will be to the Western side of the boundary line. Refer to drawing **A13** in the Appendices.

3.6

**Observation:** *"*The background level noise survey for this project (Allegro Acoustics) was carried out during the highest level (level 5) of Covid-19 social and travel restrictions (April 8th and April 9 2021). As such, the baseline noise levels in the area have increased very significantly to now normal levels, since Covid-19 related travel restrictions have been removed.
Basis for objection:

- The noise survey does not reflect normal noise levels as it was carried out during the highest (level 5) covid 19 social and travel restrictions. This caveat is included on page 8 of the report.*"*

**Response:** Allegro Acoustics have provided a study in their Request for Information, Noise Impact Assessment submitted:

> A follow-up environmental noise survey was conducted by Allegro Acoustics on 7th August 2025. The results, presented in the table below, reflect current background noise levels and are typical of a quiet rural area.

In order to establish the existing noise environment in the vicinity of the proposed theatre, Allegro Acoustics carried out a manned noise survey at four locations at the site of the proposed development on the 7th of August 2025. Noise measurements were carried out during day and evening times. Night time measurements were not undertaken as the theatre will not be operational during night time hours. Noise monitoring was carried out according to the methodologies outlined in the following standards:

• *Internation*al Standards Organization, ISO 1996 Acoustics – Description and Measurement of Environmental Noise [2].

• *Environmental Protection Agency, Guidance Note for Noise: License Applications,* Surveys and Assessments in Relation to Scheduled Activities (NG4) [3].

Four noise monitoring locations were chosen for this noise survey. These monitoring locations represent the closest noise sensitive locations to the proposed theatre. The noise monitoring locations, denoted as NSL1, NSL2, NSL3 and NSL4 are detailed in [Table 4] below. – 5. Raised Question 3, Response to Pauline Smyth, Chapter 3.6, Request for Further Information, Noise Impact Assessment, Allegro Acoustics

Table 4: Description of the noise monitoring locations.

| Noise Monitoring Locations | |
|---|---|
| Monitoring Point | Receptor Type |
| NSL1 | Amenity Area |
| NSL2 | Residential |
| NSL3 | Residential |
| NSL4 | Residential |


Figure 3: Baseline Noise Survey Monitoring Locations.

Table 5: Measured noise levels at the site of the proposed development.

| Measured Noise Levels | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Location | Meas No. | Start Time | Period | Duration | dB $L_{Aeq}$ | dB $L_{A90}$ | dB $L_{A10}$ | dB $L_{Amax}$ | dB $L_{Amin}$ |
| NSL1 | 3 | 07/08/2025 17:44 | Day | 00:30:00 | 62 | 40 | 50 | 97 | 32 |
| | 8 | 07/08/2025 21:13 | Eve | 00:30:00 | 44 | 36 | 46 | 71 | 29 |
| NSL2 | 4 | 07/08/2025 18:20 | Day | 00:30:00 | 59 | 39 | 60 | 82 | 32 |
| | 7 | 07/08/2025 20:31 | Eve | 00:30:00 | 60 | 34 | 61 | 81 | 31 |
| NSL3 | 2 | 07/08/2025 17:08 | Day | 00:30:00 | 63 | 40 | 63 | 87 | 35 |
| | 6 | 07/08/2025 19:55 | Eve | 00:30:00 | 58 | 37 | 58 | 82 | 32 |
| NSL4 | 1 | 07/08/2025 16:35 | Day | 00:30:00 | 60 | 39 | 61 | 82 | 34 |
| | 5 | 07/08/2025 19:13 | Eve | 00:30:00 | 61 | 37 | 61 | 82 | 33 |

3.7

**Observation:** "The proposed performance finishing time of 11pm is too late to allow for audience dispersal and clearance of the amphitheatre. This finishing time would need to be re-considered to have the amphitheatre completely vacated and locked before 11.00 p.m.

Basis for objection:

- Late night noise disruption to residents of Rathcline road and surrounds."

**Response:** Longford County Council propose to have the venue vacated and locked by 23:00 to ensure minimal disruption to local residents. More details can be found in the Operational Plan submitted and Venturei's Commercial Plan.

3.8

**Observation:** *"*There are a maximum of 104 car park spaces at the 2 car parks closest to the site. This includes disability accessible spaces. These car parks are heavily utilised by local community and in addition, tourist camper vans in the summer months. This would be insufficient to accommodate full capacity audience of 500 plus people and in addition auxiliary staff and performers.

Basis for observation:

- Insufficient car parking.
- Traffic generation in local residential areas. Currently traffic and parking overflow for events use Rathcline road for parking.*"*

**Response:** There are 91 carparking spaces in the main car park (closest to Main Street), 3 of which are disabled spaces. There is also 1 space dedicated to electric car-charging, this is not counted as it is solely for charging. There are an additional 20 spaces in a smaller carpark closer to the site. The total carparking spaces are 111 spaces. It is assumed that most who drive will have 2 passengers to a vehicle which means existing carparking spaces have a capacity of approximately 200 audience members. Lanesborough is easily accessible by public transport, so, the messaging will be to encourage approach by public transport. If it is deemed necessary to increase carparking capacity, this can be done so by using the grass area by the duck pond and using temporary ground protection mats which would protect the grass beneath. It is the responsibility of the event manager to oversee the logistics of the event. This includes approach and access to the event.

3.9

**Observation:** *"*Natura Impact.

The presence of Bats at the proposed site has not been addressed and requires further study.

- Reference to site information notice at the site Commons North entrance states that *the quarry is "*home to a variety of wildlife including *Bats"* (Please see Ref 9(1)).

- Many events have been hosted at Commons North Limestone Quarry in relation to Bat studies, Bat watching and sighting over many years. Evidence from these signs and media, suggests that Bats inhabit the quarry site. (Ref 9(2)) below.

9 (1)
Photo of sign at site


9 (2)
Many events have been hosted at commons North Limestone Quarry in relation to Bat studies/ Bat watching over many years.
Ref: below link to sample Bat watching event stating that *"Bats inhabit the old quarry sites"*
https://iwt.ie/event/commons-north-woodland-biodiversity-butterfly-walk/

Basis for observation:

- Nature conservation of Bats at the limestone quarry and surrounds.*"*

**Response:** 2no. surveys to monitor bats at their peak season were undertaken as prescribed by CAAS (Environmental Consultant). Details can be found in the Natura Impact Statement submitted.

## 4. Observation by Mr. and Mrs. Cullen, Rathcline Road, Lanesborough, Co. Longford, N39 X893

4.1

**Observation:** *"*The proposed erection of a three-metre-high fence fully enclosing the site at the top of the quarry face is neither sustainable nor warranted and will have an extremely detrimental impact on residents of Rathcline Rd. A three-metre-high fence will result in loss of views for a number of residents of Rathcline Rd currently adjacent to the quarry site and is not required given the quarry face acts as a natural barrier to entry. Potential environmental impacts of the three-metre-high chain link fence do not appear to have been considered in the proposal in terms of the potential for local fauna to get trapped in said fence.*"*

**Response:** There will be no fence at high level along the quarry edge. The proposed perimeter fencing will be to the Western side of the boundary line. Refer to drawing **A12** found in the Appendices.

4.2

**Observation:** *"*The site plans are unclear with regards to the addition of trees to the top of the quarry face. Similar to point 1, if the planting of new trees is proposed on the top of the quarry face, this is neither sustainable nor warranted. The potential addition of trees to the top of the quarry face will pose a safety and environmental risk to patrons using the proposed facility in terms of debris, falling limbs, and even falling trees due to both the topography of the site and potential for adverse weather events in the area.*"*

**Response:** There are no trees proposed to be planted at the top of the quarry face on the eastern side. All proposed planting is to be to the landscaped area within the boundary lines which are below top of quarry level.

The planting proposal made at planning stage has been revised as below. (See figure 4). This will be further progressed and designed by a Landscape Architect. Having considered the above observation, we have revised the planting proposal to relocate any tree planting to the lower section of the amphitheatre mound to ensure that it does not impact unreasonably on existing views.

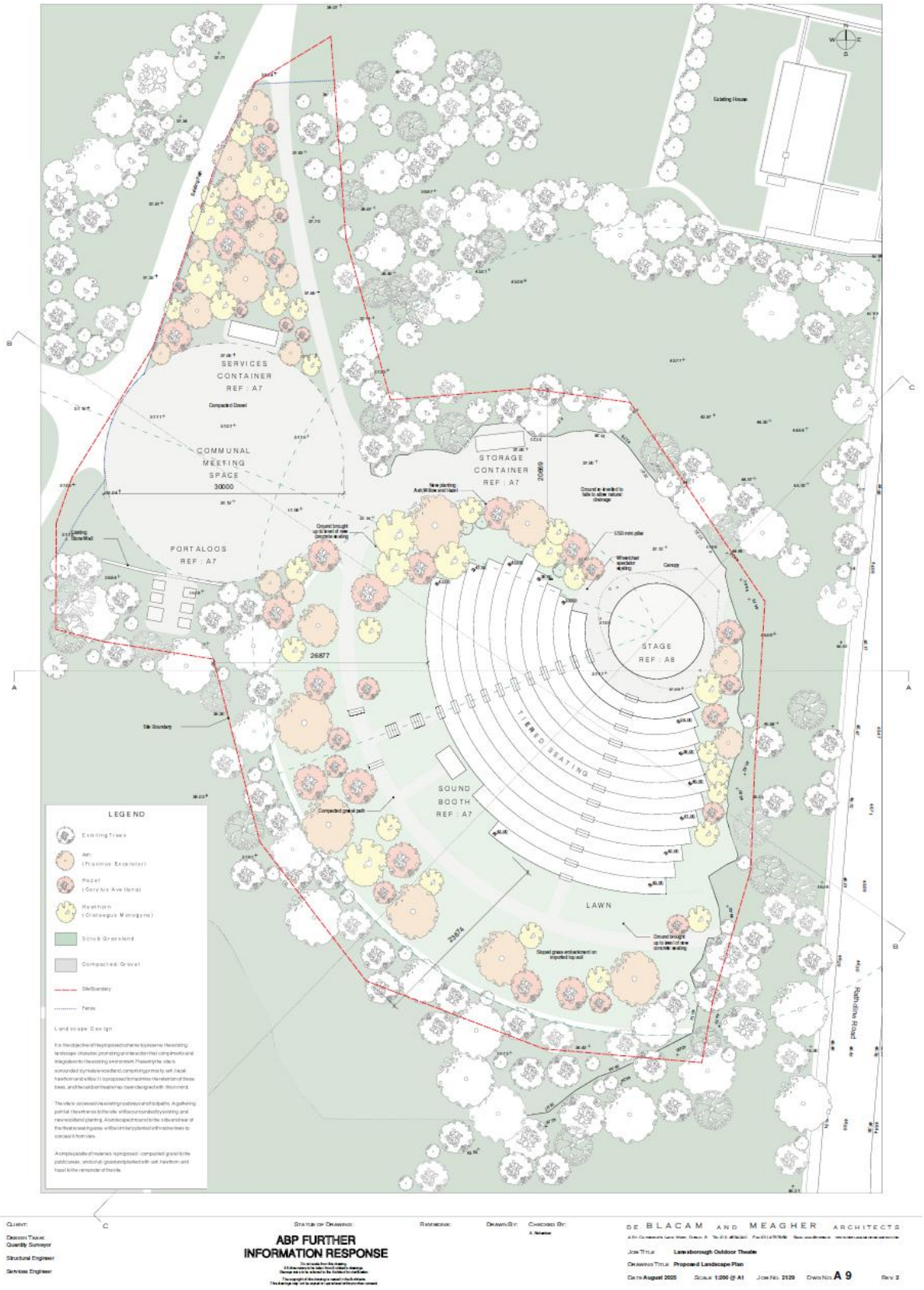



Figure 4: Revised Proposed Landscape Plan

## 5. Observation by Martin Donohoe et al, Commons North, Rathcline Road, Lanesboro, Co. Longford, N39 DP84

5.1

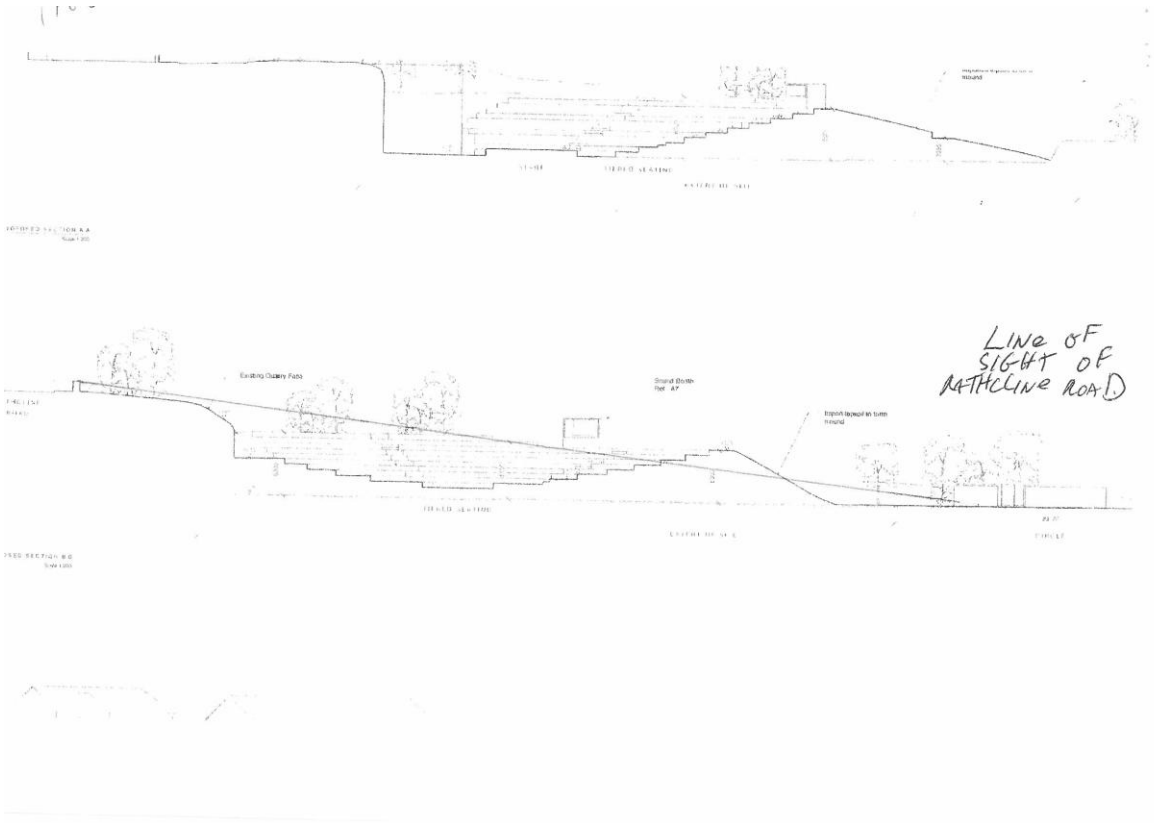
**Observation:** *"*The height of the structure is +6 meters above ground level with an extended embankment area at the top. There is also a sound booth above on the top of this structure (+7.843 meters) that could be easily relocated. This will be very visually intrusive and create a negative visual impact that will spoil the panoramic view from the Rathcline road.*"*

**Response:** The seating area has been revised to reflect the concerns of those who made observations. The 500mm rise was designed to achieve an adequate quality of view. We propose to lower the rise height to 480mm which is the lowest rise possible before it affects the quality of view. The quality of view is determined by using a recommended C-value of 90mm (C-value refers to the vertical distance in mm between your line of sight and the eyes of the person in front). Anything lower than 90mm is considered a compromised view. The lowering of the rise height to 480mm would lower the top of the mound and the sound booth by 240mm. The revised seating area height would now be 5760mm above the quarry floor. The top of the sound-booth would be 7390mm above the quarry floor. The impact of these on views from the property are minimal in the overall context.

An illustration of the zone which will be potentially obscured by the amphitheatre can be found on drawing **A11** found in the Appendices.

5.1.1

**Observation:** *"*Drawing A6 Section 04 stated that the amphitheatre will not be visible from the Rathcline road. This is clearly incorrect as at least 25% will be clearly visible (See Fig 2) from standing on the Rathcline road looking over the wall, and a lot more will be visible from the houses across the road.*"*




**Response:** The location at which the sightline was drawn in the observant's drawing is a road verge and therefore represents an unlikely scenario (See drawing 2 on drawing **A11** found in the Appendices). The footpath which exists on the side of the road nearest to the houses would have a similar sightline as the ground floor of the house which is limited as can be seen from drawing **A11** (appendices). An illustration of the zone which will be potentially obscured by the amphitheatre can be found on drawing **A11** (appendices)

5.1.2

**Observation:** *"*Drawing A6 Section 03 omits the houses in the background for the convenience of those looking at these drawings and has also totally exaggerated the number of mature trees on the top of the quarry as proposed landscape drawings show no additional planting on top of the quarry. This gives a totally false impression of the true existing surroundings as this will not change.*"*

**Response:** There are no trees proposed to be planted at the top of the quarry face on the eastern side. All proposed planting is to be to the landscaped area within the boundary lines which is below top of quarry level. The planting proposal made at planning stage (chapter 4.2) with coloured trees representing proposed trees and white trees representing existing trees, will be progressed, and designed by a Landscape Architect.

5.1.3

**Observation:** *"*Drawing A3 Section 03 clearly shows some of the houses on the Rathcline road with low-level trees in front of these houses on the top of the quarry.*"*

**Response:** See response to 5.1.2.

5.2

**Observation:** *"*The seating area has an extremely large rise and going per seating step. The rise is 500mm and the going is 2000mm.*"*

**Response:** See response to 5.2.1.1.

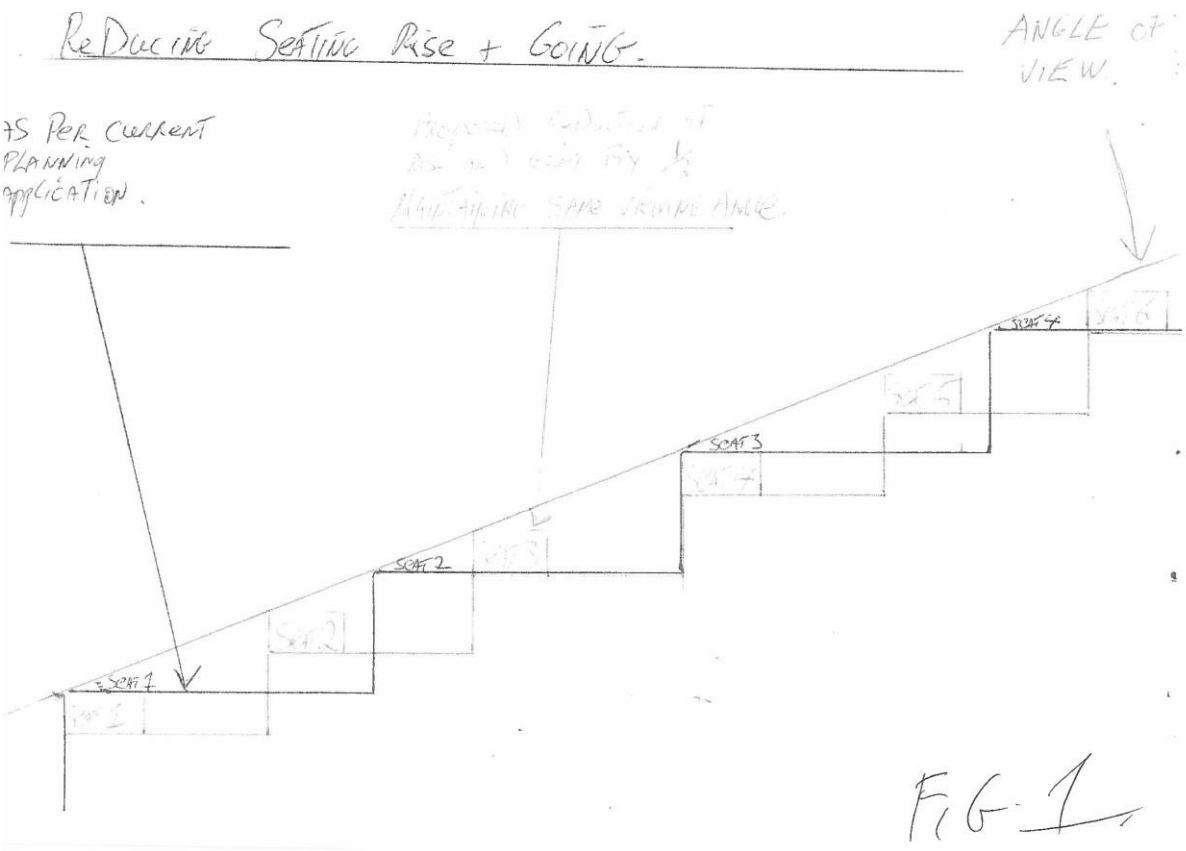
5.2.1

**Observation:** *"*This creates a footprint more than 35 meters and a rise of 6 meters.*"*

**Response:** See response to 5.2.1.1.

5.2.1.1

**Observation:** *"*If the rise and going were reduced by one-third, which would be 335mm rise (with the seat itself elevated by 167mm to give a rise on the seat alone of 500mm (See Fig 1) and 1333mm going, the overall height of the structure reduces by 2 meters and footprint by 8 meters. This blends seamlessly with its surroundings and still gives the same viewing angle for all the audience. This also reduces the height enough that the amphitheatre is now not visible from the Rathcline road. Also reducing the environmental impact of this project and will, in turn, reduce the cost of building this and looking for funding for it.*"*




**Response:** The concept behind the proposed design is to integrate a public amenity space into the natural landscape in a thoughtful and sensitive way. The Commons North, and Rathcline woodland is a recreational area of natural beauty and scenic trails. Our intention is to blend the amphitheatre into the existing woodland area by creating a gently sloped mound on which tree and shrub planting can be introduced expanding the natural zone of the Rathcline semi-native woodland. The quarry makes for the perfect location to reintroduce landscaping to a zone that has historically had its landscape excavated.

As mentioned, the 2000mm for the seating side of the mound is to reflect the natural incline we have proposed. The 500mm rise was designed to achieve an adequate quality of view. We propose to lower the rise height to 480mm which is the lowest rise possible before it affects the quality of view. The quality of view is determined by using a recommended C-value of 90mm (the vertical distance in mm between your line of sight and the eyes of the person in front). Anything lower than 90mm is considered a compromised view. The lowering of the rise height to 480mm would lower the top of the mound and the sound booth by 240mm. The rise and going proposed by the observant (333mm rise, 1333mm going) would require a different approach to structure and create a different environment to the site and surrounding area. We appreciate the efforts to design a more compact seating arrangement. However, it is our opinion that this approach would not be conducive to a pleasant amenity space that ties in with the surrounding landscape.

5.2.2

**Observation:** *"*This alone reduces the volume of material to create this structure by almost 50%, which in itself reduces the environmental impact of the volume of materials that have to be removed and transported to construct this. Yet this way forward does not compromise the number of seats.*"*

**Response:** See response to 5.2.1.1.

5.2.3

**Observation:** *"*In reducing the seating design, the stage canopy could also be reduced by one-third in its height. This structure at 8452mm is the highest point of the amphitheatre.*"*

**Response:** See response to 5.2.1.1.

5.3

**Observation:** *"*There are mature trees shown on the drawing on top of this structure, which will take away completely from the existing view when they mature. This viewing area from the Rathcline road is regularly part of many tourists' photos as they walk or leisurely cycle this road. Some of whom do the loop by coming along the bank of the River Shannon, along the walkway which is at the back of the proposed amphitheatre, and continue through the local woodland where they come out further up the Rathcline road and then return to town where they often stop to take in the panoramic view and pictures aplenty as well. This view will be lost to all if mature trees are going to be planted on the high level at the rear of the amphitheatre.*"*

**Response:** The landscape proposal will be developed at detail design stage. For planning stage, indicative planting is shown to demonstrate an aspirational planting strategy. We will be guided by the Landscape Architect for the advanced planting strategy. A mixture of native species trees were proposed at planning stage to the rear of the seating mound in an effort to expand the Rathcline Semi-Native Woodland area. This would be of benefit to the natural habitat and the public who enjoy the public amenity. Any tree planting will be focussed on the lower section of the mound where it does not have the potential of being too obtrusive and as planting ascends the mound it will transition to shrubs to keep the level of vegetation low.

The proposed amphitheatre is set into the existing quarry which is at a lower elevation than Rathcline Road as can be seen on drawing **A11** found in the Appendices. Therefore, the amphitheatre will not obstruct any light from reaching any of the houses on Rathcline Road. However, considering the existing mature woodland at Rathcline Woodland and the existing vegetation at the top of the quarry edge, it is unlikely that there will be a great change in terms of view along Rathcline Road.

5.4

**Observation:** *"*A 3-meter high fence to the perimeter is not on any drawing submitted in this planning application. However, it is mentioned in 3 reports attached to this planning application by Flynn Furney Environmental Consultants on appropriate assessment screening on page 14, Natura impact statement page 22, and Environmental assessment screening page 5.*"*

**Response:** See response to 5.4.1.

5.4.1

**Observation:** *"*Can this be clarified that it is NOT part of this planning application and a 3-meter high fence will NOT be erected, also destroying the view. All of this is going to be constructed to provide entertainment for a few evenings in the summer, yet as it is proposed, it will be a permanent blot on the landscape. Reducing everything by one-third in height, yet still maintaining the same audience capacity and the same viewing angle for everyone for their entertainment, and this does not spoil the viewing angle for everyone else that wants to look over the amphitheatre for 365 days a year.*"*

**Response:** There will be no fence at high level along the quarry edge. The proposed perimeter fencing will be to the Western side of the boundary line.

A small reduction of height is achievable to the seating area as stated in 5.2.1.1.

Studies of the visual impact are examined in drawing **A11** found in the Appendices.

Event schedules cannot be accurately determined as events will differ from year to year. The Operational Plan and Venurei's Commercial Plan outline an overall strategy for the Amphitheatre. We hope that the amphitheatre will be seamlessly integrated and become a valuable asset to the area.

> *"*In terms of commercial planning, it is proposed that the amphitheatre will be used on an occasional basis (6-10 times per annum) for tier 1 and 2 events there was consistent feedback that it has the potential to provide services which support the functionality of the wider site on an all year round basis. This recognises that it already serves the needs of:
>
> Individuals and families in Lanesborough (as a causal recreational amenity space and play area)
>
> Individuals and teams using the area for sports and physical activity including running and swimming and water sports (in Lough Ree)
>
> 55 boats moored at the marina in Ballyleague(adjacent and connected town in Co Roscommon)
>
> 650 per annum hire cruiser and private boats which exit the River Shannon
>
> Motorhomes stopping off in the carpark adjacent to Lough Ree (estimated at 300 stop overs per annum)
>
> Participants in existing events on the site (e.g. 700 people participate in Gaelforce per annum with an estimated 1500 spectators and support team in attendance)

Tier 1 events will be the main events per annum which will use the full extent of the 500 seat space e.g. concerts and drama/musicals. They are produced to attract patrons to the *County and to the Ireland's Hidden Heartlands tourism sub region* (11 local authorities in the middle of the county). This could be 1 or 2 days/evenings. Across the first three years. The target will be 3no. tier 1 events per annum (Soft Land and Learn approach). As an example, building on the current national Gaelforce swimming competition which attracts 700 competitors and circa 1500 spectators and supporters.

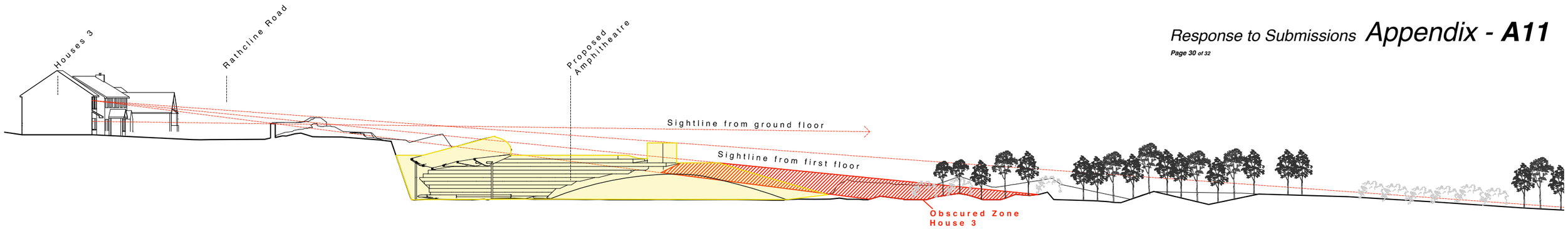
Tier 2 events are almost locally focused and will be much smaller scale. E.g., a seasonal event for Christmas, Halloween, School productions or club fundraising events.*"* – 15.1 Commercial Plan, Operational Plan

## 6. Conclusion

We would like to acknowledge the observations and concerns raised by the public regarding the proposed amphitheatre. We hope that our responses have addressed some doubts and provided clarity on the applications' intentions. It is our sincere belief that this project will ultimately benefit the community by enhancing the natural beauty of the area and providing a valuable public amenity space.

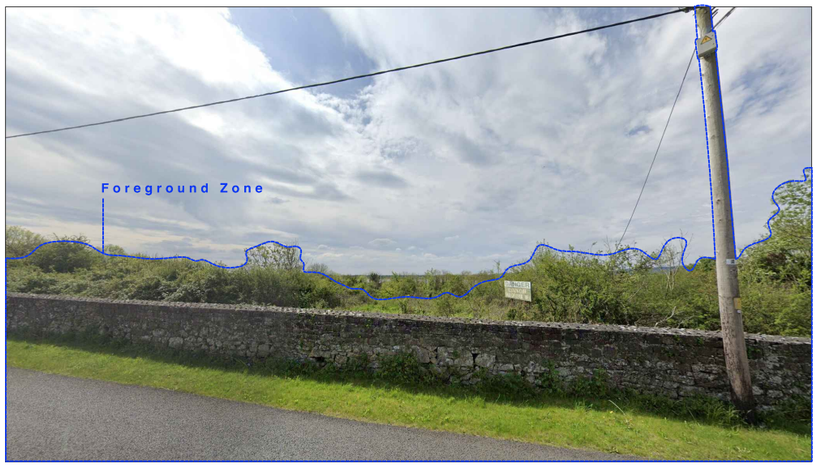
## 7. Appendix

The following drawings (**A11** pg. 30**, A12** pg. 31**, A13** pg. 32) were created to visually support the discussion on levels of view obstruction presented in this document.




1 SECTION THROUGH RATHCLINE ROAD A ND QUARRY SITE

Scale 1:500




Note:
- Image shows Google street view at location of house 3 on Rathcline Road, facing in the direction of the proposed amphitheatre.
- Google Street view camera is generally set at a consistent height of 2450mm.

2 GOOGLE STREET VIEW

NTS

*NOTE*

- Obscured zone only represents what can be seen from first floor of house as ground floor has no view of proposed amphitheatre.
- Obscured zone accounts for limits of vision across the entire house added together to create a total obscured zone map
- Obscured zone does not factor in vegetation at top of quarry level which, at points is taller than the wall at Rathcline Road's edge, as can be seen on drawing 2.
- Section and plan data are based on survey information.


3 OBSCURED ZONES SITE PLAN

Scale 1:1000

CLIENT:

DESIGN TEAM:
Quantity Surveyor

Structural Engineer

Services Engineer

STATUS OF DRAWING:

**RESPONSE TO FURTHER INFORMATION REQUEST**

Do not scale from this drawing.
All dimensions to be taken from Architect's drawings.
Discrepencies to be referred to the Architect for clarification.



REVISIONS:

DESIGN REVIEW:

DRAWN BY: CHECKED BY:

DRAWN BY: REVIEWED BY:

DE BLACAM AND MEAGHER ARCHITECTS
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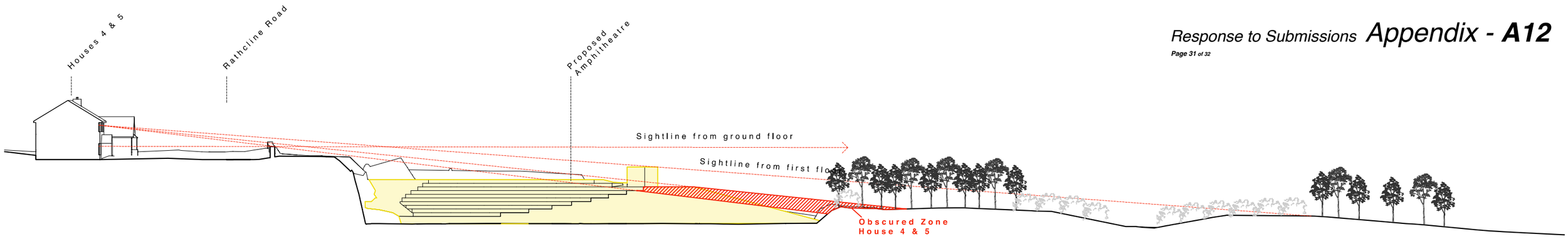
JOB TITLE **Lanesborough Outdoor Theatre**

DRAWING TITLE **Obscured View Zones - House 3**

DATE **29 August 2025** SCALE **1:200 / 1:1000 @A3** JOB NO. **2129** DWG.NO. **A11** REV.




1 SECTION THROUGH RATHCLINE ROAD A ND QUARRY SITE

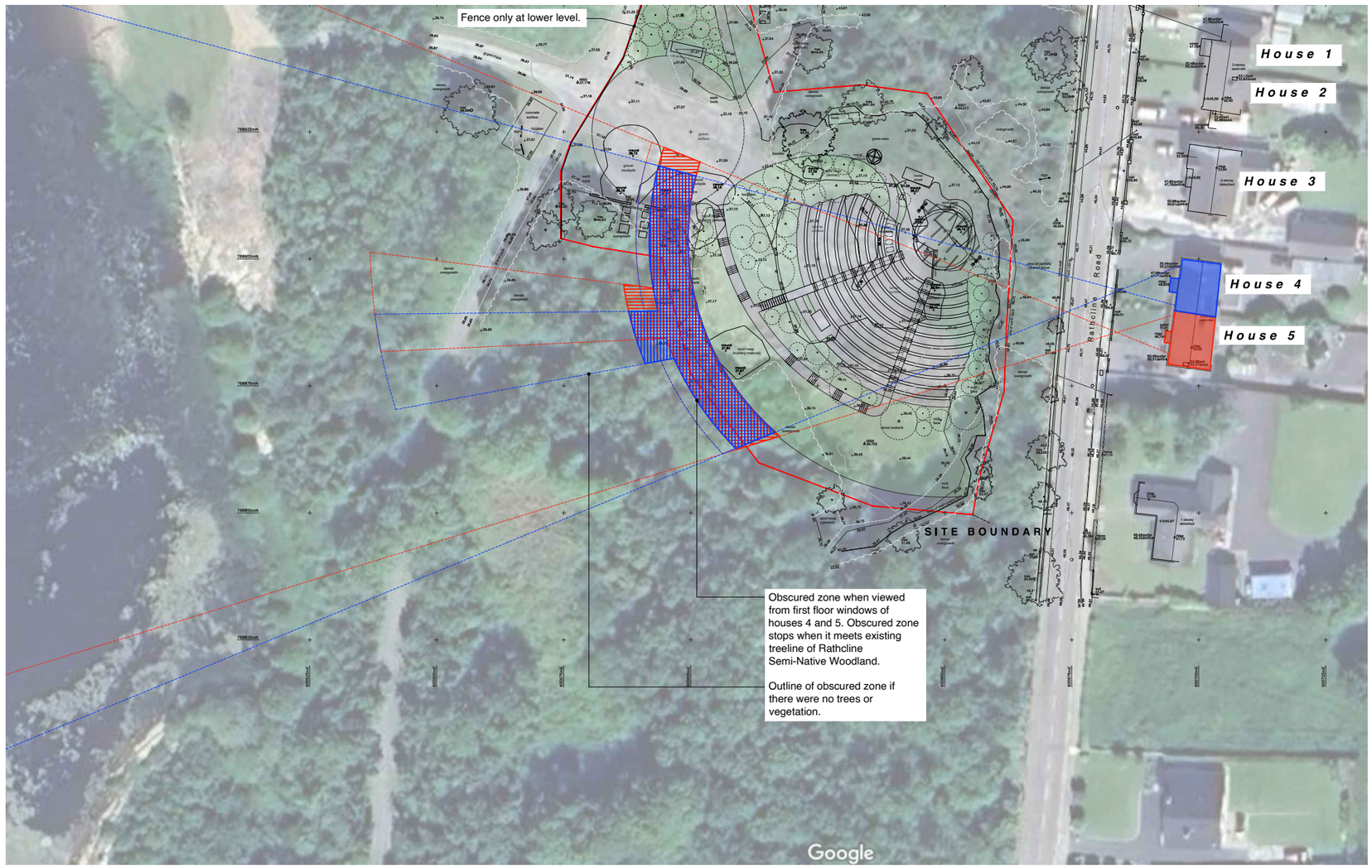
Scale 1:500


Note:

- Image shows Google street view at location of houses 4 and 5 on Rathcline Road, facing in the direction of the proposed amphitheatre.
- Google Street view camera is generally set at a consistent height of 2450mm.

2 GOOGLE STREET VIEW

NTS




3 OBSCURED ZONES SITE PLAN

Scale 1:1000

*NOTE*

- Obscured zone only represents what can be seen from first floor of house as ground floor has no view of proposed amphitheatre.
- Obscured zone accounts for limits of vision across the entire house added together to create a total obscured zone map
- Obscured zone does not factor in vegetation at top of quarry level which, at points is taller than the wall at Rathcline Road's edge, as can be seen on drawing 2.
- Section and plan data are based on survey information.

CLIENT:

DESIGN TEAM:
Quantity Surveyor

Structural Engineer

Services Engineer

STATUS OF DRAWING:

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REVISIONS:

DRAWN BY: CHECKED BY:

DESIGN REVIEW:

DRAWN BY: REVIEWED BY:

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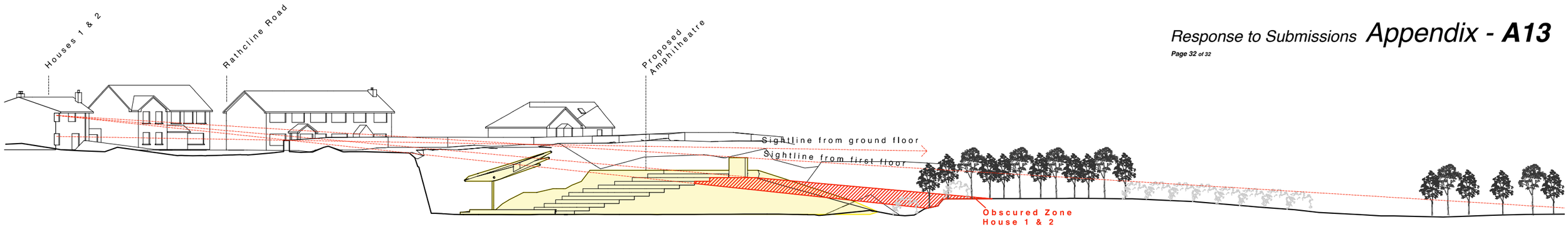
JOB TITLE **Lanesborough Outdoor Theatre**

DRAWING TITLE **Obscured View Zones - Houses 4 and 5**

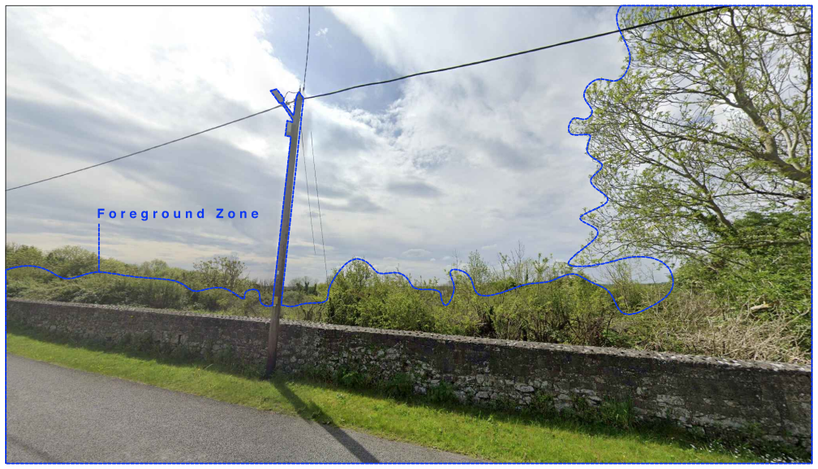
DATE **29 August 2025** SCALE **1:200 / 1:1000 @A3** JOB NO. **2129** DWG.NO. **A12** REV.




1

SECTION THROUGH RATHCLINE ROAD A ND QUARRY SITE

Scale 1:500




Note:

- Image shows Google street view at location of houses 1 and 2 on Rathcline Road, facing in the direction of the proposed amphitheatre.
- Google Street view camera is generally set at a consistent height of 2450mm.

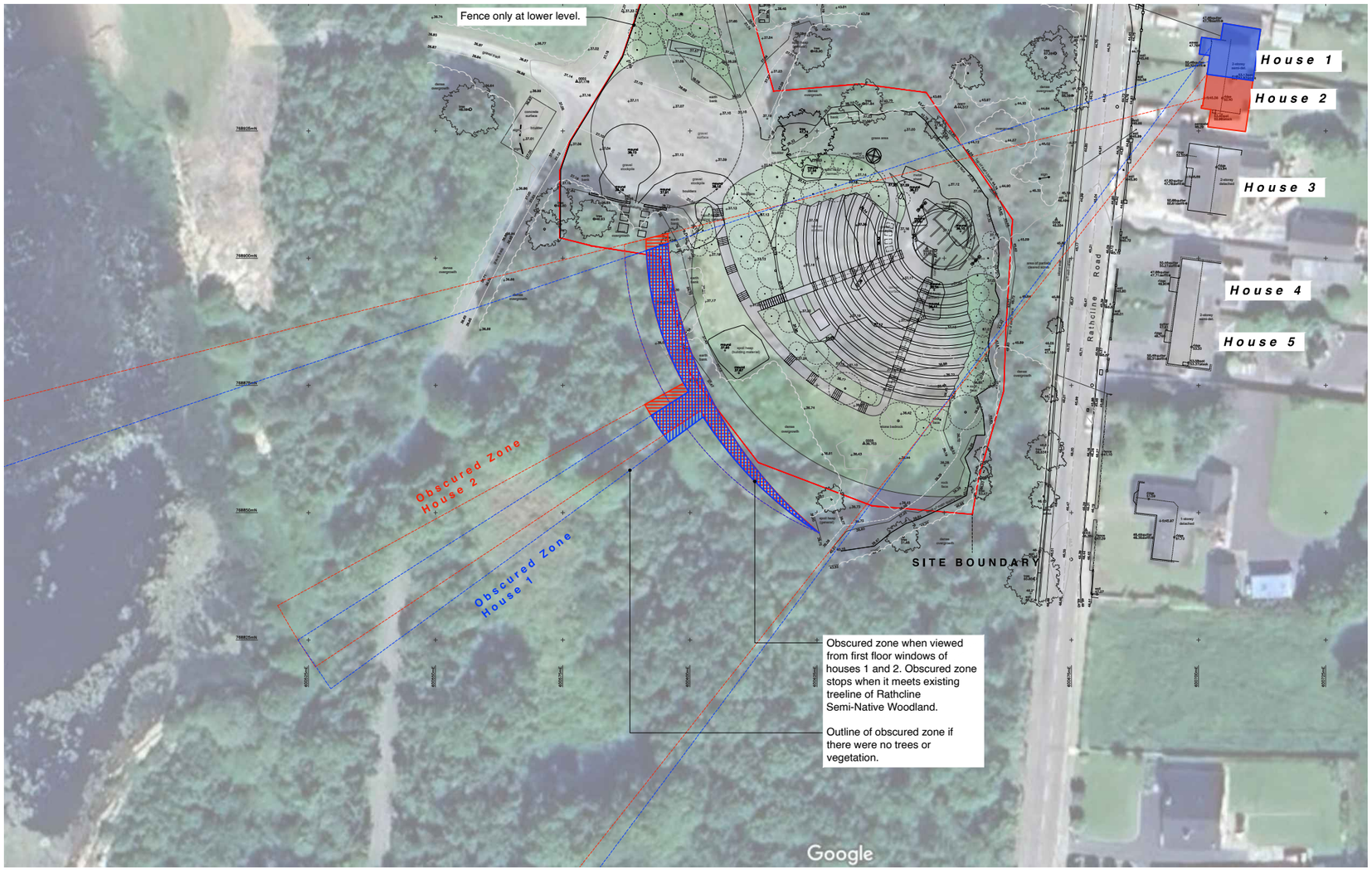
2

GOOGLE STREET VIEW

NTS

*NOTE*

- Obscured zone only represents what can be seen from first floor of house as ground floor has no view of proposed amphitheatre.
- Obscured zone accounts for limits of vision across the entire house added together to create a total obscured zone map
- Obscured zone does not factor in vegetation at top of quarry level which, at points is taller than the wall at Rathcline Road's edge, as can be seen on drawing 2.
- Section and plan data are based on survey information.




3

OBSCURED ZONES SITE PLAN

Scale 1:1000

CLIENT:

DESIGN TEAM:
Quantity Surveyor

Structural Engineer

Services Engineer

STATUS OF DRAWING:

**RESPONSE TO FURTHER INFORMATION REQUEST**

Do not scale from this drawing.
All dimensions to be taken from Architect's drawings.
Discrepencies to be referred to the Architect for clarification.



REVISIONS:

DRAWN BY: CHECKED BY:

DESIGN REVIEW:

DRAWN BY: REVIEWED BY:

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JOB TITLE **Lanesborough Outdoor Theatre**

DRAWING TITLE **Obscured View Zones - Houses 1 and 2**

DATE **29 August 2025** SCALE **1:200 / 1:1000 @A3** JOB NO. **2129** DWG.NO. **A13** REV.